

**Note: The following case(s) is/are included in this ad.**  
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<b>Process No.</b>	<b>Applicant Name</b>
<a href="#"><u>02-052</u></a>	<a href="#"><u>PACAR INVESTMENTS CORP.</u></a>
<a href="#"><u>03-062</u></a>	<a href="#"><u>BGR DEVELOPMENT L.L.C.</u></a>
<a href="#"><u>03-080</u></a>	<a href="#"><u>CRISTOBAL CARRILLO</u></a>
<a href="#"><u>03-125</u></a>	<a href="#"><u>DIRECTOR OF THE DEPARTMENT OF PLANNING &amp; ZONING</u></a>
<a href="#"><u>03-136</u></a>	<a href="#"><u>MONTESSORI SCHOOL OF KENDALL LLC</u></a>

HEARING NO. 02-52

20-54-39  
Council Area 11  
Comm. Dist. 11

APPLICANT: PACAR INVESTMENTS CORP.

(1) GU to RU-1M(a)

REQUEST #1 ON Tracts 9 & 10

(2) GU to RU-3M

REQUEST #2 ON Tract 7

SUBJECT PROPERTY: Tracts 7, 9 & 10 of MIAMI EVERGLADES LAND COMPANY SUBDIVISION, Plat book 2, Page 3, in Section 20, Township 54 South, Range 39 East.

LOCATION: Lying east of theoretical S.W. 167 Avenue and lying between theoretical S.W. 42 Street & theoretical S.W. 44 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 30 Acres

GU (Interim)

RU-1M(a) (Modified Single Family 5,000 sq. ft. net)

HEARING NO. 03-62

29-54-39  
Council Area 11  
Comm. Dist. 11

APPLICANT: BGR DEVELOPMENT L.L.C.

AU to RU-3M

SUBJECT PROPERTY: Tract 57, MIAMI EVERGLADES LAND COMPANY, Plat book 2, Page 3 in Section 29, Township 54 South, Range 39 East.

LOCATION: The Northeast corner of S.W. 72 Street & S.W. 167 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 9.99 Acres

AU (Agricultural – Residential)

RU-3M (Minimum Apartment House – 12.9 units/net acre)

HEARING NO. 03-80

5-55-39  
Council Area 11  
Comm. Dist. 11

APPLICANT: CRISTOBAL CARRILLO

Applicant is requesting approval to permit a terrace addition to a single family residence setback 14.8' from the rear (east) property line. (The underlying zoning district regulation requires 25').

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department consisting of a boundary survey entitled "Site Plan," as prepared by Manual G. Vera and Associates, dated last revised 7/23/02 and a terrace detail plan entitled "Cristobal," as prepared by Ramms Engineering, Inc., dated 5/10/02. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 8, Block 3, MONACO ESTATES AT KENDALL, Plat book 155, Page 74.

LOCATION: 9257 S.W. 162 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5,250 sq. ft.

PRESENT ZONING: RU-1M(a) (Modified Single Family 5,000 sq. ft. net)

APPLICANT: DIRECTOR OF THE DEPARTMENT OF PLANNING & ZONING

MODIFICATION of Paragraph #3 of a Declaration of Restrictions, recorded in Official Record Book 20731, Pages 888 through 899, reading as follows:

FROM: "3. Roadway Improvements

In connection with the development of the property, the then owner shall construct and/or cause the construction of the following roadway improvements:

- a. The widening of S.W. 157 Avenue from two (2) lanes to four (4) lanes, from S.W. 152 Street north to S.W. 148 Street;
- b. The improvement of S.W. 157 Avenue (2 lanes) from S.W. 148 Street north to S.W. 136 Street, including the construction of the railroad crossing;
- c. The improvement of S.W. 136 Street (2 lanes) from S.W. 144 Avenue Road west to S.W. 157 Avenue, including the bridge/canal crossing.
- d. The improvement of S.W. 157 Avenue (2 lanes) from S.W. 136 Street north to S.W. 120 Street.

The foregoing roadway improvements shall be constructed in two (2) phases as follows:

- a. The roadway improvements listed in items a, b and c above shall be completed prior to the earlier of (1) eighteen (18) months following the approval of a final plat for the property; or (2) the issuance of a certificate of completion for the two hundred fiftieth (250<sup>th</sup>) dwelling unit within the property;
- b. The roadway improvements listed in item d above shall be completed prior to the earlier of (1) two and one half (2½) years following the approval of a final plat for the property, or (2) the issuance of a certificate of completion for the three hundred seventy-fifth (375<sup>th</sup>) dwelling unit within the property.

All of the roadway improvements shall be constructed in accordance with plans and specifications approved by the Director of the Public Works Department. The obligation to construct said roadway improvements shall be expressly subject to the Director's approval of an application for a contribution in lieu of impact fees, as provided in Chapter 33E of the Miami-Dade County Code. The Director of the Public Works Department shall determine whether the roadway improvements set forth above have been completed in accordance with the requirements of this Declaration."

TO: "3. Roadway Improvements

In connection with the development of the property, the then owner shall construct and/or cause the construction of the following roadway improvements:

- a. The widening of S.W. 157 Avenue from two (2) lanes to four (4) lanes, from S.W. 152 Street north to S.W. 148 Street;

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APPLICANT: DIRECTOR OF DEPARTMENT OF PLANNING & ZONING      PAGE TWO

- b. The improvement of S.W. 157 Avenue (2 lanes) from S.W. 148 Street north to S.W. 136 Street, including the construction of the railroad crossing;
- c. The improvement of S.W. 136 Street (2 lanes) from S.W. 144 Avenue Road west to S.W. 157 Avenue, including the bridge/canal crossing.
- d. The improvement of S.W. 157 Avenue (2 lanes) from S.W. 136 Street north to S.W. 120 Street.

The foregoing roadway improvements shall be constructed in two (2) phases as follows:

- a. The roadway improvements listed in items a, b and c above shall be completed prior to the latter of (1) eighteen (18) months following the approval of a final plat for the property; or (2) the issuance of a certificate of completion for the two hundred fiftieth (250<sup>th</sup>) dwelling unit within the property;
- b. The roadway improvements listed in item d above shall be completed prior to the latter of (1) two and one half (2½) years following the approval of a final plat for the property, or (2) the issuance of a certificate of completion for the three hundred seventy-fifth (375<sup>th</sup>) dwelling unit within the property.

All of the roadway improvements shall be constructed in accordance with plans and specifications approved by the Director of the Public Works Department. The obligation to construct said roadway improvements shall be expressly subject to the Director's approval of an application for a contribution in lieu of impact fees, as provided in Chapter 33E of the Miami-Dade County Code. The Director of the Public Works Department shall determine whether the roadway improvements set forth above have been completed in accordance with the requirements of this Declaration."

The purpose of this request is to permit the applicant to extend the roadway improvements completion dates.

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(17) of the Code of Miami-Dade County. (Ordinance #03-93)

SUBJECT PROPERTY: A portion of the east ½ of the east ½ of Section 20, Township 55 South, Range 39 East, in accordance with that survey prepared by Schwebke-Shiskin & Associates, Inc. Under File No. SD-136 A. J. and based on that certain Agreed Final Judgment, Official Records Book 15074, Page 1044 and being more particularly described as follows: Bounded on the east by the east line of said Section 20, bounded on the south by the north boundary line of A.D.G. SUBDIVISION, Plat book 147, Page 91; bounded on the west by the west line of the east ½ of the east ½ of said Section 20, based on the aforesaid "Agreed Final Judgment;" and bounded on the north by the south line of a 100' right-of-way for the Seaboard Airline Railroad as built and in place.

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HEARING NO. 03-125

20-55-39  
Council Area 11  
Comm. Dist. 9

APPLICANT: DIRECTOR OF DEPARTMENT OF PLANNING & ZONING      PAGE THREE

LOCATION: West of S.W. 157 Avenue, lying north & south of S.W. 144 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 108.62 Acres

PRESENT ZONING: RU-1M(a) (Modified Single Family 5,000 sq. ft. net)

HEARING NO. 03-136

36-54-39  
Council Area 11  
Comm. Dist. 10

APPLICANT: MONTESSORI SCHOOL OF KENDALL LLC

GU to RU-3

SUBJECT PROPERTY: The west  $\frac{1}{2}$  of the north  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , less the west 40' in Section 36, Township 54 South, Range 39 East.

LOCATION: 7441 S.W. 127 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.52 Acres Gross

GU (Interim)

RU-3 (Four Unit Apartment)